



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: February 25, 2016

LAND USE NUMBER: LUA16-000128, ECF, CU-H

PROJECT NAME: Cedar Ridge Church Expansion

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Conditional Use Permit approval for the proposed addition to the Cedar Ridge Church. The proposed addition would occur in two phases. Phase 1 would include the addition of 8,908 square foot sanctuary to the existing church building and would increase the existing total seating capacity within the church to 301. The existing original 2,500 square foot church building would remain as part of this phase and would be converted to classroom and fellowship hall space. In Phase 2 the existing original 2,500 square foot church building would be demolished and replaced with a 6,879 square foot addition which would include a kitchen, fellowship hall, and additional meeting and classrooms. The project site totals 168,630 square feet (3.87 acres) and is zoned Residential-8 (R-8). The proposed project includes the addition of 55 parking spaces by the end of phase 2, resulting in a total of 95 parking spaces on site. A total of 61 spaces would be available after the completion of phase 1. Access to the site would remain off of SE 164th Street via one curb cut. Two Category 3 wetlands have been identified on the project site (Wetlands A and B). Wetland A would have a standard buffer of 100 feet and Wetland B would have a standard buffer of 75 feet. Wetland buffer averaging is proposed to accommodate the proposed church expansion.

PROJECT LOCATION: 11411 SE 164th St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: February 18, 2016

NOTICE OF COMPLETE APPLICATION: February 25, 2016

APPLICANT/PROJECT CONTACT PERSON: David Pagel / Gabbert Architects Planners/ 18422 103rd Ave/ Bothell, WA 98011/ 425-482-7987/ daviep@gabbertarchitects.com

Permits/Review Requested: Environmental (SEPA) Review, Conditional Use Permit

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Drainage Report, Geotechnical Report, Traffic Impact Statement, Wetland Assessment

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Cedar Ridge Church/ LUA16-000128, ECF, CU-H

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	Public hearing is tentatively scheduled for May 10, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated COMP-RMD on the City of Renton Comprehensive Land Use Map and R-8 on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A Residential Development Standards, RMC 4-3-050 Critical Areas Regulations, RMC 4-4-070 Landscaping Regulations, RMC 4-4-130 Tree Retention and Land Clearing, RMC 4-4-080 Parking Regulations, and RMC 4-6-060 Street Standards and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on March 11, 2016. This matter is also tentatively scheduled for a public hearing on May 10, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jdjing@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

